150 HOUSES FOR SALE

PEMBERTON HOLMES, Ltd.

ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

OUTSTANDING OAK BAY S. QUICK POSSESSION

This most attractive older-type home in very good condition. Large LR (open fireplace), guest-size DR, cosy den (open fireplace), all with inlaid oak flooring; large kitchen, utility room, two large bedrooms; tiled 4-pc bathroom with vanity. LARGE BEDROOM UPSTAIRS. PLAY ROOM IN BASEMENT. HW oil heating, garage. ENCLOSED SUN DECK FACING SOUTH. Lot 60x198. This is an exceptional buy. $4,500 cash. FIRM PRICE $16,800

THIS WILL REQUIRE QUICK ACTION. Appointment to view phone MR. HEPBURN, EV 4-8124; Res. EV 3-7039

LIKE A BARGAIN?

This 1,200' bungalow, in new condition, has 3 BR, L-shaped DR and LR with FP, beautiful kitchen with utility, plumbed for washer. All hardwood floors, contra-flow oil HA heat, carport and lighted hobby-shop. Large, landscaped lot is on quiet street, but close to schools and bus. Those able to pay CTM ($8,100—5%) can enjoy payments of $70 P.I.T. Lower DP acceptable. IMMEDIATE POSSESSION $11,900

MR. LOVE, EV 4-8124; Res. EV 4-6056

OAK BAY A PICTURE IN BLACK & WHITE

Perfect for retirement, this pretty home offers the charm of a sunken living room with high-arched Devonshire-type fireplace and the seclusion of a trim, easily maintained fenced-in garden. On a quiet location, with all facilities close at hand and 1958 taxes only $50 net, this is an ideal home for a couple wishing to live inexpensively $11,500

For appointment to view please phone EV 4-8124, MR. SIMPSON; Res. EV 5-7369

OAK BAY Willows Beach Area

A real solidly built stucco bungalow, close to bus line, shopping and a short stroll to Willows Beach. This fine home has through hall, 17-ft. living room with open fireplace, large windows, separate dining room, gleaming oak floors. There are two bedrooms, 4-pc Pembroke bathroom with pedestal sink, tiled walls, a full high spacious basement, plus extra finished room. This home is equipped with an excellent economical Oil-O-Matic hot-water heating system. The grounds are fully landscaped and include various fruit trees. To round out this fine property there is a two-car separate garage with very convenient access. Price only $14,250

Phone J. B. LAW, EV 4-8124; Res. GR 9-3251 eves.

OAK BAY

Brand new bungalow, 12x19 living room with fireplace. All hardwood floors. Large cabinet kitchen, wired, nook, two bedrooms, three-piece bathroom. Automatic oil heat. Insulated. $1,500 down and $75 month handles. Full price only $10,500

W. WOODLEY, EV 4-8124; res., EV 4-3916.

DUPLEX SIDE-BY-SIDE $12,950

Be the first to see this GOOD INVESTMENT. 2 bedrooms each side and complete with electric ranges, copper elec HW tanks and oil heating, lock-up garages. Rent $70 each, OWNER PAYS TAXES, $160, and water ONLY. Immaculate condition throughout.

EXCLUSIVE LISTING
D. E. WILKINSON, EV 4-8124; res., Sidney 652.

ESQUIMALT

Near Saxe Point, this quality-built home in a choice location will suit the discriminating buyer. It features thru hall, large LR with corner fireplace, dining area, lovely electric kitchen, three good bedrooms, 4-pce bath. Extra room with 2-pce bath down. Plan to see the other extras. There will be real pride of ownership here. Quality workmanship throughout $17,900

E. K. LANE, EV 4-8124; Res EV 2-5592

2-BEDROOM HOME IN OAK BAY

Ideal for a retired couple. On a quiet street in Oak Bay just off Beach Drive, two bedrooms, living room with extra paneled room in basemtn. Oil heat, hardwood floors. Beautifully kept inside and out, with well laid out back garden secluded from the street. Price $16,800

DOROTHY KIRKPATRICK, EV 4-8124; Res Keating 68X.

BUILD NHA LOTS AVAILABLE

Come in and discuss your requirements and obtain full information from JACK MIDDLETON, EV 4-8124, eves. GR 9-4327.

Park View—4 Suites GROSS $4188 P.A.

$20,000 was spent completely modernizing this home into four de luxe suites each with view over Beacon Hill Park. Having living room, bedroom, modern electric kitchen and Pembroke bath. Automatic oil heating and laundry facilities, storage lockers, etc. Very desirable property within walking distance of town. Large lot with room for expansion. Full price $36,000

For further information, phone MRS. SHIRLEY, EV 4-8124; res. EV 4-8485, eves.

DALBY & CO.

REAL ESTATE AND INSURANCE
1010 BLANSHARD EV 3-6241

We have a client with $10,000 cash for 4 rooms, base, oil heat. Call Mr. Kennedy, EV 3-6241 or EV 4-4894.

VIEW DUPLEX

Three-year-old S-by-S duplex on a high location in Fairfield. 2-BR oil pkge heat. $9,000 will handle. Asking price (with terms) $21,500

Stan Kennedy, Res EV 4-4894.

SAFE FOR CHILDREN

On a blind street in the popular Cadboro Bay district. This 3-year-old stucco, 6-roomed bungalow amongst new homes is an ideal spot to bring up your family. Full high basement, Oil-O-Matic heating. N.H.A. loan $9,400 at 5¼%. Immediate possession. Only $14,950

Alex Page, EV 5-6741 or EV 3-1594 Northwestern Securities of Victoria Ltd., 631 Yates St.

$1500 DOWN

2-BR bungalow, 4 years old, 20x13 LR, 12x12 DR. Full basement, carport and sundeck. Balance as rent. Full price $9800

Hollick Realty (1958) Ltd.
A. V. Waite, EV 5-8794, EV 3-1573

150 HOUSES FOR SALE

NORTHWESTERN SECURITIES

OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"MILLIONAIRE VIEW"

Invest only $19,900 and own this million-dollar view and the most carefully-designed home. Visualize your family and your guests in the gracious entrance hall and stepping down the 3 steps into the stylish sunken living room, past the Roman tile and copper planters — the sweeping floor to roof fireplace chimney with its raised hearth styling, is a dominant feature. Wall-to-wall carpets are included in the price, making the initial cost of moving in much less. Full-size dining room makes entertaining at dinner time a pleasure. Picture windows, patio, modernage kitchen with a sunny breakfast area, 3 bedrooms, full basement and oil heat, of course. 2-car garage—in fact, a modern quality home. Very adequately financed at 5%. Call MRS. PIPES, EV 5-6741 anytime.

"DUPLEX"

$1,250 DOWN
Two good suites, in excellent condition, wired for 220. Upstairs range and fridge included. Auto oil. Garage. In good rental district. Full Price $11,750
Phone HARRY ROBSON, EV 5-6741 or EV 2-7628.

"FAIRFIELD"

OIL-O-MATIC
Most attractive stucco bungalow. Beautifully landscaped. Near the sea. Full basement. Vacant now. Try $1,500 down payment. Full Price $11,250
Please call MRS. BACON, EV 5-6741 or EV 4-0237.

"5 BEDROOMS"

Quadra. Value galore in this 8-room compact semi-bungalow. Features two kitchens if revenue needed. Bsmt. double garage, rewired and EXTRA LOT. TERMS. IVAN PATRICK, EV 5-6741; Res. EV 3-9043.

"REDUCED DOWN PAYMENT $1500"

TAUNTON ST. New house, very nice inside. Large living room, 2 good bedrooms, nice kitchen, oil furnace in full cement basement. Schools, stores, Jubilee and bus very handy. POSSESSION IMMEDIATE. Please call me, I have the key. SUE HOBSON, EV 5-6741 or EV 2-7828.

"$8850"

will buy this comfortable 2-bedroom home. Situated on a quiet boulevarded street not far from town, this smaller home with an attractive, newly decorated living room, full basement, well-planned garden and separate garage with cement driveway is an excellent buy. Easy terms.
Please call SYLVIA NIXON, EV 5-6741.

WINNIPEG "HOMETOWNER"

I have spent many years in business in Winnipeg and am now enjoying life in Victoria, in the real estate business. Several of my old associates want to move to the coast and have capital to invest. I am looking for business or apartment properties to present to them. Would you sell? If so, call FRED BERGMAN at EV 5-6741 or EV 5-8916.

"HAPPY VALLEY"

LOW DOWN PAYMENT
Who wouldn't like to live on Happy Valley Road? The name in itself is a tonic. This 12-year-old bungalow has that "hard-to-find" SECLUDED setting on an acre lot. Beautifully landscaped with ornamental shrubbery. Try YOUR down payment on this one. This may be YOUR OPPORTUNITY. DON BACON phone EV 5-6741 or EV 4-0237.

"LANGFORD" "$1200 CASH"

10-year-old stucco and plaster home. 2 or 3 bedrooms. Large lot. Garage. Good value at $7200
DON BACON, EV 5-6741 or EV 4-0237.

"DUPLEX"

$1,000 DOWN
buys this modern-style up-and-down stucco duplex. Oil heat. One completely furnished suite plus 2 new gas ranges and frig. 5 rooms for owner. Basement. 2-car garage. Separate meters (gas and elec.). Price $10,950
Call S. SPAVEN, EV 5-6741 or eves., EV 4-7013.

"$750 DOWN"

This is your opportunity to purchase a home of your own, 3 bedrooms, part basement, beautifully clean and decorated. Fruit trees and separate garage. Full price $6950
Call today, MRS. JOHNSTON, EV 5-6741 day or night.

"A SMALL HOME"

Looking for a ONE-BEDROOM home? Such homes are few and far between. At the moment we are pleased to be able to offer a 3-room white stucco bungalow with full basement, close to town and handy to bus and stores. Neat and clean throughout. Full price only $5500
Please call MRS. JOHNSTON EV 5-6741 or EV 2-5655

"3-ROOM STUCCO"

Are you looking for a small home with basement, close to bus and stores? Then let DON BACON show you this little gem. Try YOUR down payment on this one. Full Price $5500
DON BACON, EV 5-6741 or EV 4-0237.

"$5500 FULL PRICE"

Cute, compact, small home on 195-ft. corner lot, just the place for garden lover. Very low monthly payments can be arranged. For details please call SUZANNE HOBSON, EV 5-6741 anytime. EV 2-7828.

"GORDON HEAD BUILDING LOT"

If you are thinking of building a home, make an appointment to see this 75x254' level lot with partial sea view, in beautiful Gordon Head. Call AKSEL PETERSEN, EV 5-6741 or EV 4-6571 anytime.

150 HOUSES FOR SALE

Frank A. Martin Agencies Ltd.

1114 Blanshard Street

1.1 ACRES High, Bright and Sunny

A lovely, white, cheery bungalow located for privacy on nicely treed landscaped lot. Property has city water. Almost new, automatic oil range, new oil circulating heater, Venetian blinds and a complete set of new colored canvas awnings included. Close to schools, bus and store. This is selling to close an estate. Immediate possession. A low down payment. Reduced price of only $8900
Call Ken Jensen, EV 5-8704 or Bernie Walz, GR 9-6638.

Low Down Payment $65 Per Month Full Price $4950

Located ½ block from the sea. Clean and bright and consisting of thru hall, comfortable living room, 2 bedrooms, family-size kitchen and utility. Move right in with no additional expenses, oil heater and kitchen range included in price. Call now; this won't last.
J. Moore, EV 2-3646 or office EV 5-8704.

We're Saying Good-Bye and Must Sell

This nice 3-bedrm home located to all conveniences. Exterior has cedar siding and stucco. Bright living room with fireplace, raised hearth. View of the mountains from nice dining area off good family kitchen. Large utility, Pembroke bath. Landscaped. Separate garage. Down payment $2,000 Full price $9998
Call Ken Jensen, EV 5-8704 or Bernie Walz, GR 9-6638.

EXCLUSIVE HIGH LOCATION Post and Beam Split Level

Situated in a beautifully landscaped setting in this high location with a sweeping view of the surrounding area below. Designed and built just two years ago by Victoria's most awarded contractor, this home is as modern as tomorrow. Features include wall-to-wall carpet in living-dining area, door off dining room to secluded patio with rockeries and pools. Ceiling height Roman fireplace, open beam ceilings and many others. On the upper level there are three bedrooms plus 4-pce bathroom with vanity. Lower level comprises 2-pce bathroom and utility combined, extra bedroom plus rumpus room. Lower level is presently used as a mother-in law self-contained suite with kitchenette. Oil-O-Matic heat and attached carport with extra storage. Full price $18,900
To view call D. Munro, GR 7-1705 or J. Moore, EV 2-3646 or office, EV 5-8704.

All Exclusive! NHA Brand New! Low Down Payments

1. 3 BEDROOMS, $2,200 DOWN, FULL PRICE $13,800
2. 3 BEDROOMS, $2,000 DOWN, FULL PRICE $13,100
3. 3 BEDROOMS, $2,000 DOWN, FULL PRICE $13,600 (On sewer)
4. 3 BEDROOMS, $2,900 DOWN, FULL PRICE $14,400 (On sewer)

All the above homes fully guaranteed, with full basements, Oil-O-Matic heat. High locations and close to all conveniences.
Call Len Wardle, GR 7-3348 or Lew Moilliet GR 9-2620. Office, EV 5-8704.

Seaside Acreage

In our opinion this is really something—we'd like your opinion. Ask to view this approx. 2 acre piece of wooded land with 188 ft. of shore, wooded, and bounded by 2 paved roads, and you will agree it is worth the price asked.
Salesman C. Sinden, EV 3-0395 Salesman D. Dowsley, EV 5-2593 EV 5-8704 office.

EXCLUSIVE Walking Distance Immaculate Condition Full Price $7950

This lovely home ideally located for the retired couple on a quiet street within walking distance of town. Built just 12 years ago for original owner this home is being offered for sale for the first time. Comprising entrance hall to nice size living room with fireplace, panelling on one wall, 2 good-size bedrooms, large cabinet kitchen and spacious utility area. Home is finished in gleaming white cedar siding with separate garage to match.
To view call D. Munro, GR 7-1705 or office EV 5-8704.

DICKIE & CO

REALTY & INSURANCE
833 Fort St., EV 2-4312, EV 5-4334

A Settin' Hen Lays No Eggs!

All the same as your money when you leave it in the bank. But invested in this fine bungalow it's like a LAYING HEN. 4 rooms. Cabinet kitchen, living room 12'x16' with fireplace, and 2 bedrooms, 12'x12'. Excellent condition inside and out (Duroid roof), and a trouble-free property for you, the landlord. And soon the tenant will have all walls papered with rent receipts and you will have eggs in the bank. Terms, and full price only $6500
Call Mrs. Weir, EV 2-4312; Eves. EV 2-5501.

ONLY $1000 DOWN

Buys this charming 3-bedroom home, FULL BASEMENT, close in. Very sound proposition. Priced at only $7,900. Call Mr. Baird at EV 5-4334. Eves. EV 4-0483.

NHA—3 BR CLOSE IN

You have only to make $350 per month to qualify for this lovely new NHA home and have a cash payment of $2,500. WHY GAMBLE, this is for sure. Enjoy features like McClary Oil-O-Matic furnace, all oak floors, EXTRA PLUMBING and framed rumpus room 16x30, in the basement. Set low beneath the OAKS with a view and with heavy-bearing apple, plum and pear trees. Lovely living room with mahogany panelling and floor-to-ceiling fireplace. The owner will consider mortgages or agreements of sale in lieu of cash. Please call Wess Dickie, EV 2-4312; eves. EV 3-3640.

"SEVEN OAKS"

Neat little stucco bungalow of 4 rooms with 2 bedrooms and large kitchen. Ideal for small family or retired folks, having large lot all in nice garden and situated close to R.C. school in North Douglas. Offers on the full price of $4,750. Possibility of good terms as this must be sold, so see this right away by calling TED KAY of Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 5-8852.

Are You Living Alone?

3-roomed bungalow with bathroom, oil range, nice condition. Plus 3 finished rooms and bathroom in basement that could be rented. Lot 65x130. Taxes $106. Terms, $1,500 down. Offer wanted on price. Alex Page, EV 5-6741 or EV 3-1594. Northwestern Securities of Victoria Ltd., 631 Yates St.

$13,950 — CO-OPERATIVE OAK Bay apartment for sale. Full sea view. Consider exchange for Oak Bay bungalow. S. Hargrave, Realtor. EV 4-9827 anytime.

THERE OUGHTA BE A LAW

150 HOUSES FOR SALE

TOWN & COUNTRY HOMES LTD.

1923 Quadra St.
"PARKING NO PROBLEM"

BREATHING SPACE CEDAR HILL ROAD

1. ACRE OF FRUIT AND OAK TREES
2. LGE LR WITH FP
3. CAB KIT WITH SPACE
4. FAMILY DR
5. 2-BR DOWN—1 UP
6. 4-PC BATHROOM
7. LGE RUMPUS ROOM
8. O-O-M—HW HEATING
9. SEP GARAGE PLUS PORT

GOOD TERMS $16,900
Duncan Bingham, EV 2-7276, Res. EV 2-3758.

NEW LISTING EXTRA LOT

SMART four-room, full-basement bungalow, 6 yrs old, on high MT TOLMIE location near new shopping centre, close to bus. Excellent view. PRICE (with extra lot) $10,500
Ken Sturgeon, EV 2-7276, Res GR 7-1580

DON'T READ THIS

Unless you are looking for a quality home in the choice University district, situated on a nicely landscaped lot offering a lovely view of the Olympics. This home contains three spacious bedrooms, large L-shaped living room and dining room and bright, cheery cabinet electric kitchen. Full basement with drive-in garage and auto-oil heat. Full price, with excellent 5¼% mortgage $14,500
To view this and other fine homes in the University district please call Keith A. Rose, EV 2-7276, Res. EV 2-9579.

SIX ROOMS HI QUADRA

Situated on HIGH LOT giving a PANORAMIC VIEW and seclusion. GOLDEN OAK FLOORS in 24-ft. LIVING ROOM with lovely fireplace flanked by polished maple bookcases and built-in mantel mirror. A lovely separate family-size dining room. Large electric cabinet kitchen with breakfast nook, tiled sink, lots of cupboards. All THREE SPACIOUS BEDROOMS have WALK-IN CLOSETS with lights in each, 1,650 feet of floor space. Step-saving plan. Attached garage with added storage space. Oil-O-Matic AC heating. Terms $2,500 down, balance as rent. Priced below cost at $15,960
Hurry, call Mr. Ludlow, EV 2-7276, res. EV 3-5101

FAIRFIELD REALTY

335 COOK STREET

WILLIAM HEAD ROCKY POINT NEW UNFINISHED 3-BEDROOM HOUSE ONLY $1000 DOWN FULL PRICE $4950

This home is habitable but needs about $1,500 spent on it to finish it. Here is what you will have if you do this; a new three-bedroom home, next to a school, one block from store, on bus route, city water and good paved road at door. A good opportunity for a handyman to get either a cheap home or free rent and a nice profit. Hurry, it won't last. Phone Sid Bentley, EV 5-9765; eves., EV 2-6600.

REVENUE FAIRFIELD

This fine up-and-down duplex is fully furnished, O-O-M heat, gas hot water, new wiring, full basement, separate garage. $200 per month revenue. Full price only $15,000
Terms. Call Joe Leibel, EV 5-9765; eves., EV 3-1307.

ESQUIMALT

A beautiful 2-bedrm R bungalow, large LR with fireplace and oak floors, DR, elec kitchen, 4-pce bathroom, full basement, 2-piece bathroom in basement, drive-in garage, completely landscaped. A real home for $13,250
Call Cliff Atkins, EV 5-9765, EV 4-1282

Saanich Realty

3943 Quadra GR 9-1195
Serving Greater Victoria and the Peninsula

QUICK POSSESSION

ROYAL OAK: New. Immaculate 4 rms plus guest suite in bsmt. Well landscaped. $14,000.
ELK LAKE: Beautiful seclusion. 5 rooms on ½ acre. No steps. $16,500.
UNIVERSITY: Budget beater. 4 rms on well-fenced corner lot. $9,000. Make your offer.
Please call
GR 9-1195 Mrs. Horth Sid. 621Y

FAIRFIELD — $700 DOWN Estate sale. 6 rooms on one floor. Hot-air heat. Close to park and shopping centre. Full price for quick sale, $7,500. Please call Karl Ogilvie, Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-6118.

TWO NEW FOUR-ROOM HOUSES for sale. Stucco finish outside, fully insulated, hardwood floors. Homes that you will be proud to own. Phone A. H. Phelps, GR 8-2076 for appointments to inspect and prices.

150 HOUSES FOR SALE

Brown Bros. AGENCIES LIMITED

1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD
MEMBER MULTIPLE LISTING BUREAU

TRIPLEX EXCEPTIONAL VALUE

Good solid building situated Gorge district. Rental value $145. Two furnaces. Large lot. Terms to be arranged. A good sound investment and a gift at only $10,500

ANOTHER TRIPLEX CLOSE-IN QUADRA

A PERFECT CONVERSION
Rental $156 per month. Location of this property is becoming more valuable each year. Terms can be arranged, and price asked $14,500
Mr. Hill, EV 5-8771, res. EV 3-7585

CUTE AND COSY

IDEAL FOR OLDER COUPLE
For anyone who is looking for a very neat and comfortable little home with part basement, hot air heating, 3 good sized room and full bathroom, nicely landscaped lot, separate garage and workshop, small chicken house; quiet street paved, with sidewalks. Handy to town. Full price with generous terms $5950
Please ask for Mr. Lawson, Eves., EV 2-4867. Days, EV 5-8771

HIGH AND QUIET CEDAR HILL

Large LR with fireplace, full dining room; cab elec kit with nook. 2 good bedrooms. Full basement with finished rumpus rm and fireplace. Auto oil hot-water heat. Sep. garage. This 9-year-old home is near Cedar Hill Golf Course. With terms only $13,150
Call Cec Pearce, EV 5-8771, Res. EV 5-4621

OAK BAY DON'T LOOK TWICE

There won't be time, as this FOUR BEDROOM home is located in the best location and has all the requirements for good living. Full basement, auto oil hot-water heating, large entrance hall, living room, guest-sized dining room, serving room; elec kitchen with eating area, 4-pce bath, 2 large bedrooms, all on main floor. Upstairs there are 2 twin-size bedrooms. Beach and bus at your front door. LOW DOWN PAYMENT with good terms from owner. Price $18,500
Jim Ranson, EV 5-8771; res. EV 5-6614

Oak Bay Realty

FOR OAK BAY HOMES

OPEN HOUSE 1512 DAVIE SAT. 2 - 4.30

Attractive 5-room stucco home of 1,450 sq. ft. Large living room with family-sized dining room, large bright kitchen with nook. Two good bedrooms. O-O-M heat. Full basement. D-I garage. Easy garden. All this on a quiet, secluded street off Oak Bay Ave. Full Price $11,750
For prior insection call Hal Wright, EV 5-7707 anytime.

CEDAR HILL RD. 4 BEDROOMS

This attractive home consists of nearly 1,700 sq. ft. of modern living on one floor. Situated among the oaks on just under one acre of land, giving sea view yet within easy reach of town. Two 4-piece bathrooms. Entrance hall. Separate dining room. Screened sun deck. High basement. Auto oil heating. Electric hot water. Separate 2-car garage. This property is highly recommended for value and is an ideal home for children. Terms. Full Price $19,950
B. J. Leverton, EV 5-7707 anytime.

RETIREMENT COMFORT AND ECONOMY

Very attractive 2-bedroom cottage in Dean Heights area. Large living room with open fireplace. Utility kitchen and eating area. This home is less than twenty years old, and has a drive-in garage. The garden is most attractively landscaped. Full Price $8950
Call R. L. Stiles, EV 5-7707 anytime.

MEARS & WHYTE
Oak Bay Realty Ltd.
2188 OAK BAY AVE.

HAYNES

GLASGOW AVE—Three rooms, bathroom, utility room, outside garage. Modern kitchen equipped with oil range. Pembroke bath. Good concrete foundation. Suitable for a couple. Price $5975

CLOVERDALE AVE. NEAR QUADRA—Well-built frame bungalow of living room with fireplace, two bedrooms, large kitchen, pantry with ample cupboards, small utility room and entrance hall. Full basement with coal and wood furnace. New copper waterline, wiring, roof and decoration. Large lot. Price $6500
Please ask for W. Jones, EV 3-8303.
ARTHUR E. HAYNES LTD.
739 Fort St. EV 3-3823

NEAR THE SEA
Choice Fairfield family home, not new but in excellent condition. LR, DR and kitchen down and 3 BR and bath up. New wiring, new roof, and the very best of automatic oil heating systems. Full price, $8,950, with down payment of $4,200. Eves. EV 4-5884.
BAYNE & TODER AGENCIES
EV 2-1121 749 Fort St.

PRIVATE SALE, OAK BAY, QUIET street. Warm 3-bedroom home, hot-water heat, full basement, sundeck, double plumbing. Victoria Press, Box 1767

150 HOUSES FOR SALE

HICKS REALTY LTD.

1710 Douglas Street EV 2-5104
Opp. Hudson's Bay Store

JUBILEE, 6 MTHS OLD

Here is a nice new 3-bedrm home with LR with FP, cab elec kit with dining area, 4-pce bath, thru hall, HW floors, PC basement, dr-in garage; with terms. Full Price $13,500
P. G. Jackson, EV 2-5104 anytime

DEAN HEIGHTS

Only 2 yrs old, attractive stucco bung, lge LR 18x16, elec cab kit, 2 bedrms, 4-pce bath, lge utility rm, oil hot water heat, HW floors throughout, good lot, close to bus and stores. Terms. Full Price $11,500
Olives Greaves, EV 2-5104 anytime.

CITY DUPLEX

An older home but in tip-top condition, upstairs suite rents for $60 per month, downstairs consists of comb LR and DR with wall-to-wall carpet, lge cab kit, double garage, 2 extra rms in basement. Situated in a high location, good terms. Full Price $11,850
Mr. Davies, EV 2-5104 anytime.

PANHANDLE

4 rms plus, well built, well kept home, LR 19x17, dinette, cab kit, 2 bedrms, 4-pce bath, O-O-M heat, elec hot water, full basement, lovely garden, extra lot available. Asking $12,600
Bert Bryant, EV 2-5104 anytime.

CADBORO BAY

Would you like to live in the type of modern home featured in the smart magazines? Here is your opportunity to buy something different in the way of gracious living. The lge dining and living areas are divided by a unique FP wall. Cab elec kit, 3 bedrms, 4-pce bath. It has oak floors, big windows, carport and many other features. If 1959 is YOUR year for an up-to-the-minute home, this is for you. Price with terms $17,500
Mrs. McLachlan, EV 2-5104 anytime.

REAL BARGAIN $1000 DOWN

JUBILEE AREA, 2-bedroom stucco bungalow. Full bsmt, oil heat, drive-in garage. An excellent home in spotless condition on bus route. Near shopping, etc., and a real bargain for $11,550

ANOTHER GOOD BUY

GORGE DISTRICT. A grand 2-bedroom stucco home with nice dining room. Full basement with rumpus room. Oil heat. Heavy wiring. Landscaped lot and priced to sell for $12,600
Try $3,000 down.
Mr. Amos, EV 2-9787. Mr. Rands, EV 2-8980.
LEACH & SPARKS
EV 3-4117. 1110 Blanshard St.

HEISTERMAN

FAIRFIELD

Situated within walking distance of city centre and park. This home is older but completely redone. Oil heat, full basement, 2 bedrooms and den, smart kitchen. Spotless outside and in. Full price $9500
Mr. Gaddes, EV 3-4161, Eves. EV 5-7619

OAK BAY AVE.

Handy location, close to the Tennis Club. Just 10 years old, home has 2 bedrooms, living room, bath and cabinet kitchen, full high basement all finished with another good room. New package oil heating system, nice garden all fenced, with patio and outdoor fireplace. Good 5½% mortgage. Full price $10,800
Mr. Hamilton, EV 3-4161; Eves. GR 7-1555

HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street EV 3-4161

HOLLICK REALTY (1958) LTD.

CLARKE & WALLACE

1118 Quadra EV 5-8794

LOW DN PMT

5-room bungalow near bus and stores. Attractive LR with wall-to-wall carpet. DR. Smart cab kitchen. 2 bedrms. Vanity bath. Full basement. New oil furnace. Sep garage. Priced for quick sale $8000
Terms considered.
T. Clarke or E. Wallace, EV 5-8794, EV 2-8493, EV 2-8814.

ESQUIMALT 3 BEDROOMS NEW N.H.A. THREE ONLY

3-bedroom basement home to be built in the Esquimalt district. For further information call E. J. Butler, EV 4-7128, Res. EV 5-1232. Douglas Hawkes & Co., 817A Fort Street.

COSY FOR A COUPLE
Small but oh so nice. 2-bedroom bungalow with full basement and drive-in garage. Well located in the High Quadra area just a few steps to the bus. This makes an ideal retirement home. Immaculate condition throughout and only $8,500. Call J. Mears, EV 5-7707 anytime. Mears and Whyte, Oak Bay Realty Ltd.

CHARMING 3-BEDRM RANCH-type bungalow. No basement. Modern in every respect and in spotless condition. Beautifully landscaped lot. Price $12,950. Victoria Press, Box 812.

150 HOUSES FOR SALE

SWINERTONS

(Established 1889)
620 BROUGHTON ST. EV 3-7181

OAK BAY

Situated on a beautiful landscaped lot close to the golf course and sea is this pretty 6-room bung: 3 good-size bedrms, 4-pc bath with colored fixtures, large LR, separate guest-size DR, cab elec kit with nook, full high bsmt, automatic oil heat. Don't fail to see this $18,900
Mr. Wright, EV 3-7181, EV 2-9409

$1750 DOWN $1750 OIL HOT WATER

5-room stucco, 2-bedrm home of 1,200 sq. ft., features large windows, oak floors, dining plus breakfast area in smart elec kit. Full bsmt, drive-in. Quiet street. An excellent buy (with $1,750 down) $12,950
Mr. Crow, EV 3-7181, EV 2-0775.

WATER VIEW

Ranch bung on nice lot with large shade tree, 9 yrs old. High ground. Ent hall, LR with FP, 20 ft of window, water view. Guest-size DR. Oak flrs. Elec cab kit, 4-pce bath (tiled). 2 nice bedrms. Range and frig may be purchased. Well insulated. Full base. Oil packaged unit. Tubs and extra toilet. Dr-in garage with work bench. Clear title. Terms $13,150
Mr. Cox, EV 3-7181, EV 3-3814

OAK BAY

5 large rooms plus one in bsmt. Oak floors; 4-pc Pemb bath. Full bsmt with OIL HOT-WATER HEAT, large separate garage. This attractive stucco bungalow, situated on Lincoln Road, one block to sandy beach $14,200
Mr. Holland, EV 3-7181, EV 4-7659.

CAPITAL CITY REALTY

650 Cormorant St. EV 4-1922

OAK BAY NEW! NEW!!

$1,500 down handles beautiful new 2-bedroom bung. A grand new home for less than replacement cost. Lge elec cab kit, 2 bedrms, mahogany panelled LR, oak firs throughout. Auto oil heat, carport. No basement, no steps, easy terms. Cosy living at its best for only $10,500
Dirk Okker, EV 2-0224 evenings

SUBURBAN COTTAGE ONE ACRE

Close to all conveniences, clean, compact, well constructed, modern cottage, 4 rms, automatic heat, sep garage, good soil, low taxes, good value. Nice home on terms for only $6300
Ken Walters, EV 5-7820 evenings

FAMILY HOME

Here is a splendid large family home. 7 lovely rooms, oil hot-water heat, close to bus, school and shops. Clear title and in immaculate condition. A pleasure to show these and many other fine features. Good terms. Only $11,500
Carl Phipps, EV 5-1707 evenings

FINANCIAL SURVEY LTD.

1324 Government St EV 4-9305

WHY WAIT

Spring will soon be here then it will be too late to buy this lovely 6-rm stucco bung as the owner is being transferred and must sell. This home has everything. Thru halls, HW firs, picture windows, full bsmt, O-O-M heating, drive-in garage. Situated amongst nice homes on Lansdowne slope. Phone now, for appoint. to view. Today's best buy at only $17,900
Roy Gill EV 4-9305; res EV 4-3310

OWNER TRANSFERRED

Must sell immaculate 5-year-old home. Excellent neighborhood close to all conveniences. THREE EXCELLENT BEDROOMS, full basement, oil heat. See, compare, and make your offer. Asking $14,900
Exclusive Listing
N. A. Fraser, EV 4-9305, Res. EV 5-3751.

McCANDLESS REALTY

830 Fort St. Phone EV 3-6111

MODERN GEM Smart and Immaculate

Spacious, Oil-O-Matic, heated, 4½-room, stucco bung, 1,050 sq. ft. NHA built. Living room 14x16 ft., fireplace, thru hall, 2 large bedrooms, cheery elec cab kit with dinette. Full high basement with O-O-M heating unit. Lovely finished extra room, oak floors, Venetian blinds—tastefully decorated. Many extras in this fine home. Close to school and bus, off High Quadra, fine location, among new homes. $6,700 will handle. Payments $78. Price $11,500
Eves., Mrs. Ramsdale, EV 4-5855

THE ROYAL TRUST CO.

Six-room stucco bungalow. Overlooking Portage Inlet. Three-car drive-in garage. Oil-O-Matic hot-air heating. 2½ lots. Consisting of living room, dining room, kitchen, all with a view of the water, three bedrooms, 4-pce bath. Full basement. Situated on the corner of the New Island Highway and Wilkinson Road. Price $14,750
A. E. Coles
The Royal Trust Co.
1205 Government St.
EV 3-4126 Evenings EV 2-8752

150 HOUSES FOR SALE

HARRY FOSTER LTD.

Opposite "The Bay"
1732 DOUGLAS ST. EV 2-2101

Thinking Man's Triplex $3000 Down

Top residential area, everything in beautiful shape, each unit. Complete and self contained. This is a terrific opportunity and at such a low down payment too $18,950
Exclusive with F. Campbell, EV 2-2101; Res. EV 4-5572

GORDON HEAD A HOME THAT'S DIFFERENT

A quality three-bedroom home with split-level planning. This should be on the top of your list of "must see" homes. The large combined living-dining area features a raised hearth fireplace against a wall of imported rosewood. The kitchen of mahogany, copper, gold-splash arborite and stainless steel sink is a gem. Two double closets. There is double plumbing with one bathroom featuring peach-colored fixtures with two basins set in a black arborite vanity. The tasteful use of natural woods and wrought iron and careful planning make this a home you can be truly proud of. Full price $21,000
For appointment to view call Mr. Yells at EV 2-2101, res. EV 3-5039.

DUPLEX SELF CONTAINED $2150 DOWN

Situated upper Fort St. 4 rooms and bath down, 3½ rooms and bath up. Part-basement, good furnace. Stucco exterior, duroid roof. Lower suite rented, upper vacant for owner. PRICE $10,950
Len Wright GR 7-1659
Bob Mitchell, EV 3-4473
Office, EV 2-2101

BYRON PRICE

1314 QUADRA STREET

AS LOW AS $400 CASH No Gimmicks

Yes, we can build an NHA 3-bedroom home, full basement, oil furnace, on one of these lots. Size 71.5x115, priced from $950 to $1,500 for the above down payment which also includes the lot, providing you can pay $129 PM, taxes included, for a short period. Payments will then drop to $75 P.M. For further information call SAM PATERSON EV 5-8592, GORDON MARSHALL, GR 9-2725 or JACK FELTON, EV 4-2784 or office EV 5-2458.

LANGFORD DISTRICT

This fine home has 1,120 sq. ft. of living space, L-shaped living room with fireplace; has 3 bedrooms, colored fixtures in bathroom, cabinet electric kitchen, plumbed for auto washer copper hot water tank, full cement basement, oil furnace, drive-in garage with steel overhead door. Exterior 2-tone stucco. Lot 72x128. Taxes $146.67. Close to school, shopping and transportation. Terms $10,950
Exclusive, Charles Giddy, phone EV 5-2458, res. EV 4-1690

4 BEDROOMS Oil Heat $11,900 $2500 Down

Here's a cosy family home at a reasonable price. Basement finished in plywood. Large lot with fruit trees. Balance to be arranged. JACK MACKAY, EV 5-2458, RES. EV 2-9644.

WESTERN HOMES LTD.

611 YATES STREET

HIGH VIEW 3 BEDROOMS $2850 DOWN

Don't fail to see this 2½-year-old bungalow. Combination living-dining room with picture windows. Cabinet kitchen. 3 good bedrooms, all have double closets. Pembroke bath with vanity. ¾ basement, drive-in garage, oil heat. Nicely landscaped and fenced lot. Priced right at $11,250
Phone Norman Thornber, EV 2-2157, eves. GR 9-1853

HI QUADRA

A real dandy family home of 3 bedrooms, living room, dining room and cabinet kitchen. All large rooms. Full basement, nice lot. About $2,000 down. Price $8700
Mr. Evans, EV 2-2157, EV 5-5833

WATERFRONT

SECLUSION 6 MILES OUT
Charming 8-year-old stucco bungalow located on landscaped lot just one mile north of junction of Blenkinsop and Royal Oak Ave. 80-ft. secluded waterfront with private beach. Two bedrooms, 17x13 living room (with fireplace), 10x10 den, with double plate glass picture windows looking out on a million dollar view over Cordova Bay. 9x13 dining room, cabinet electric kitchen, oil hot air (conversion) part basement and separate garage. Full price $16,500
Some terms.
E. A. MACFADYEN, EV 5-6741, NORTHWESTERN SECURITIES OF VICTORIA LTD. 24-HR. TELEPHONE SERVICE.

WHY RENT?

WHEN AS LOW AS $500 DOWN WILL GIVE YOU THE PRIDE AND PLEASURE OF HOME OWNERSHIP. BUILT RIGIDLY TO NHA SPECIFICATIONS. THREE BEDROOMS, AUTO OIL HEAT. THE LOT IS INCLUDED IN THIS DEAL. IF YOU OWN YOUR OWN LOT THEN NO DOWN PAYMENT IS NECESSARY. FOR FURTHER INFORMATION PLEASE CALL ROY GREEN OR STEVE STEPHENS, EV 4-9755 ANYTIME, TAYLOR SPITTAL LTD., 821 FORT ST. EV 4-9308.

LOW PRICED, CLEAN HOME 3 bedrooms, large living room, family-sized kitchen, basement. Tax $61. Owner's equity approximately $1,300, monthly payments $65. Willing to arrange terms at $6,000. Lee Hallberg, eves EV 3-8510, King Realty, EV 2-2131.

$1,000 DOWN WILL BUY THIS older 4-bedroom home. In good condition. Near St. Joseph's Hospital on quiet street. Early possession. Payments as rent. Asking $7,000. Call Bell Shragge at EV 2-6802 or King Realty, EV 2-2131.

150 HOUSES FOR SALE

BOORMAN'S

NHA NHA SEWERED LOTS WITHIN 2-MILE CIRCLE ON NEW PAVED ST. DOWN PAYMENTS FROM $1400

As Contractor's Agent for Dolby Construction Co. Ltd., we offer better two and three-bedroom homes on the fourteen remaining lots of Camrose Crescent Extension.

DOWN PAYMENTS INCLUDE:
Lot,
Legal fees,
House plan,
Building contract,
Application fees,
Choice of colors and fixtures

For further information contact our Building Department
G. Haney, res. EV 2-2596
A. Mutch, res. EV 3-7137

$500 DOWN CLOSE IN

Not a run-down house in a declining area but a 6-room home close to the junction of Fort and Yates Sts. Can be used as either 3 or 4 bedrooms. Good fenced lot with garage, small greenhouse, trees, shrubs, bulbs, berries, etc. Reasonable taxes. Full price $6700
T. Smith, res., EV 4-7326

HURRY

For this one—it won't last. 5-rm. modern stucco bungalow with high bsmnt and separate matching garage. Lovely living room with attractive fireplace. Dining room, 2 bedrooms, wide thru hall, 4-pce bath, cab elec kitchen. Good district, among other attractive homes. $3,000 to handle, with full price of only $11,200
C. Kelly, EV 3-7124; res. EV 3-4864
F. Long, EV 3-7124; res. EV 2-2516

REALLY LOVELY

AND we are not exaggerating one little bit when we say that this is an attractive stucco bungalow. A high location in the Gorge, this home offers:
Living room 18x14 with FP.
Dining room 10x9.
Kitchen with nook 15x8.
Two bedrooms.
Laundry room.
Full basement.
Rumpus room with FP.
Hot-water heating.
Many other features.
In immaculate condition and the owner is only asking a fair price. Full price (terms) $11,900
W. I. Boorman, res. EV 4-0434

DEAN HEIGHTS 5% NHA LOAN EXCLUSIVE

It will be a pleasure to show you this spotless 3-year-old bungalow; LR with FP, kitchen-dinette with counter separating, two good bedrooms, 4-pc bath. Full basement with HEATED BEDROOM (or den). McClary oil furnace, drive-in garage. Landscaped and fenced lot. Stone planters at front of house. Connected to storm drain and sewer. Clear title or generous loan available. Price $11,900
J. S. Boorman, res. EV 2-5036

OAK BAY

Situated on a boulevarded street of fine homes close to the Uplands, where the local improvement taxes have been paid for and the present taxes are reasonable. Featuring nice-size LR with FP, DR, two good-size Bedrms and den, Electric kitchen, full cement bsmt, Oil-O-Matic heating, lovely lot. Price $16,750
R. F. Harris, Res. GR 7-2998.

OPEN SATURDAYS
9 A.M. TO NOON

BOORMAN INVESTMENT CO. LTD.
611 FORT ST. EV 3-7128

STEWART CLARK & CO.

608 Broughton St. Phone EV 5-2481

ROWLAND HEIGHTS 608 LAMBIE

Situated on high ground with a good view, in a charming subdivision, this delightful 5-year-old stucco bungalow in spotless condition has just become available, the owners having decided to retire in the U.S.A. There is a hall; a really beautiful LR, 21x11; DR; elec cab kit with ample cupboard space; utility room; 4-pc bath with vanity; and 2 nice bedrooms. Oil-O-Matic heat. Attached garage. No basement to keep clean. Garden fully landscaped. Furnishings can be purchased at nominal prices if desired. Appointments to view only through this office $12,750
EV 5-2481, Mr. Crickmay, eves. EV 5-3170.

ROCKLAND AREA

This lovely home, excellently planned and tastefully decorated, offers the ultimate in gracious living. Briefly, accommodation consists of panelled ent hall with guest powder room, 24' LR, full DR, den with FP, sun room, master bedrm with fully tiled bathroom en suite. Concealed stairway to 2 bedrms and bathroom. Panelled stairway to bsmt, rumpus room and bathroom. G-E hot-water heat. Special features and other appointments too numerous to mention. 12 years old and in new condition. First time offered and priced well below cost at $26,500
EV 5-2481. Please call Mr. Custance, eves. EV 3-7930; Mr. Lukey, GR 7-2040

NHA NHA NHA Low Down Payment Large and Oak-Studded Lots Post and Beam Construction

In conjunction with an outstanding contractor and moving into 1960 we offer for the first time these de luxe ultra-modern individual homes of character. Here is an opportunity to get away from the dull, plastered walls, and stucco exterior. There are a large number of excellent plans available, or they can be designed to suit your needs. Split-levels, four-levels two-levels, Rancher. Floor area from 1,100 square feet up. Square foot valuation excellent. Lots are well landscaped, oak trees, rockeries, close to bus and schools. For complete information on low down payment and details of plans
Phone Ed Saunders, EV 4-9456, Sundays and evenings.
NORTHWESTERN SECURITIES OF VICTORIA LTD.
631 Yates St., Victoria. EV 5-6741

LARGE 8-ROOM FAMILY HOME plus legal 3-room ground-level suite. Spotless condition. Steady tenants. Ideal setup for added revenue. Good terms at $16,500. R. Harris, EV 2-4255 anytime.
J. H. WHITTOME & CO. LIMITED

5-ROOM BUNGALOW, RUMPUS room, garage, Oil-O-Matic, heat, nice cor Fairfield, owner, $13,000 net. EV 3-0321.